

FOR LEASE

Exceptional North Park Retail on The Boulevard

2875 EL CAJON BOULEVARD
SAN DIEGO, CA 92104



LOCATION
MATTERS

The Space

- / **Incredible Visibility on El Cajon Blvd** with an average traffic count of 32,500 vehicles daily and sizable building top signage placement adjacent to well known restaurants and retail
- / **Expansive Open Layout** empowering a creative build-out in a 7,100 sq.ft. partially shelled space lined with exposed brick and an architecturally appealing bow truss roof with drop ceiling removal
- / **Exceedingly Dense Location** as the epicenter of San Diego's Uptown community with a population of over 270,000 within a 3-mile radius and rapidly growing
- / **Capitalize on a Fantastic Opportunity** to be in San Diego's hippest district bursting with new development bringing an increase of patrons for businesses to this already highly walkable neighborhood
- / **Centrally located in San Diego** surrounded by major freeways and attractions within a 1-mile radius with I-15 to the East, SR-163 at the West, I-8 to the North and the ever popular Balboa park to the South



FOR
LEASE

PAGE 2

MICHAEL SPILKY
858-764-4233
mike@locationmatters.com
CA LIC #0146903

LAURENNE MILLS
858-947-0366
laurenne@locationmatters.com
Operations Manager

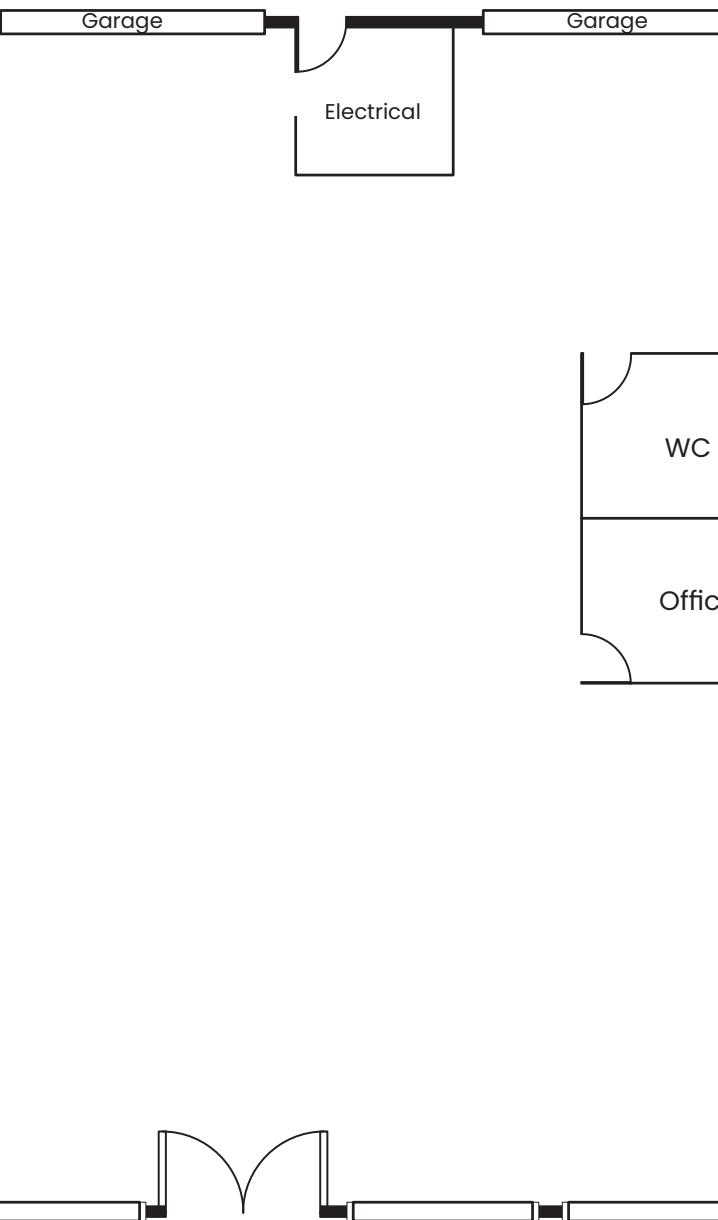


**LOCATION /
MATTERS** 

Floor Plan



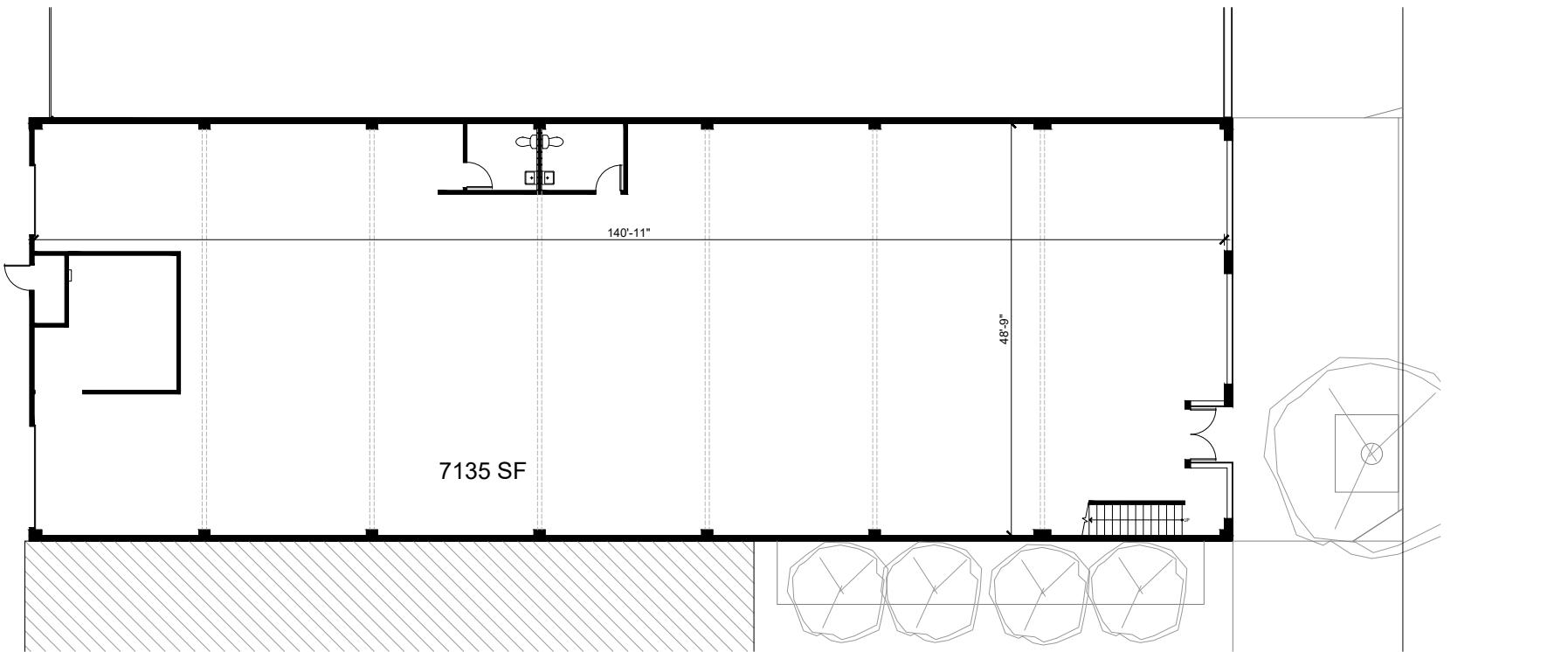
Orginial 1940's
sawtooth roof
& skylights
can be exposed to
increase natural
light



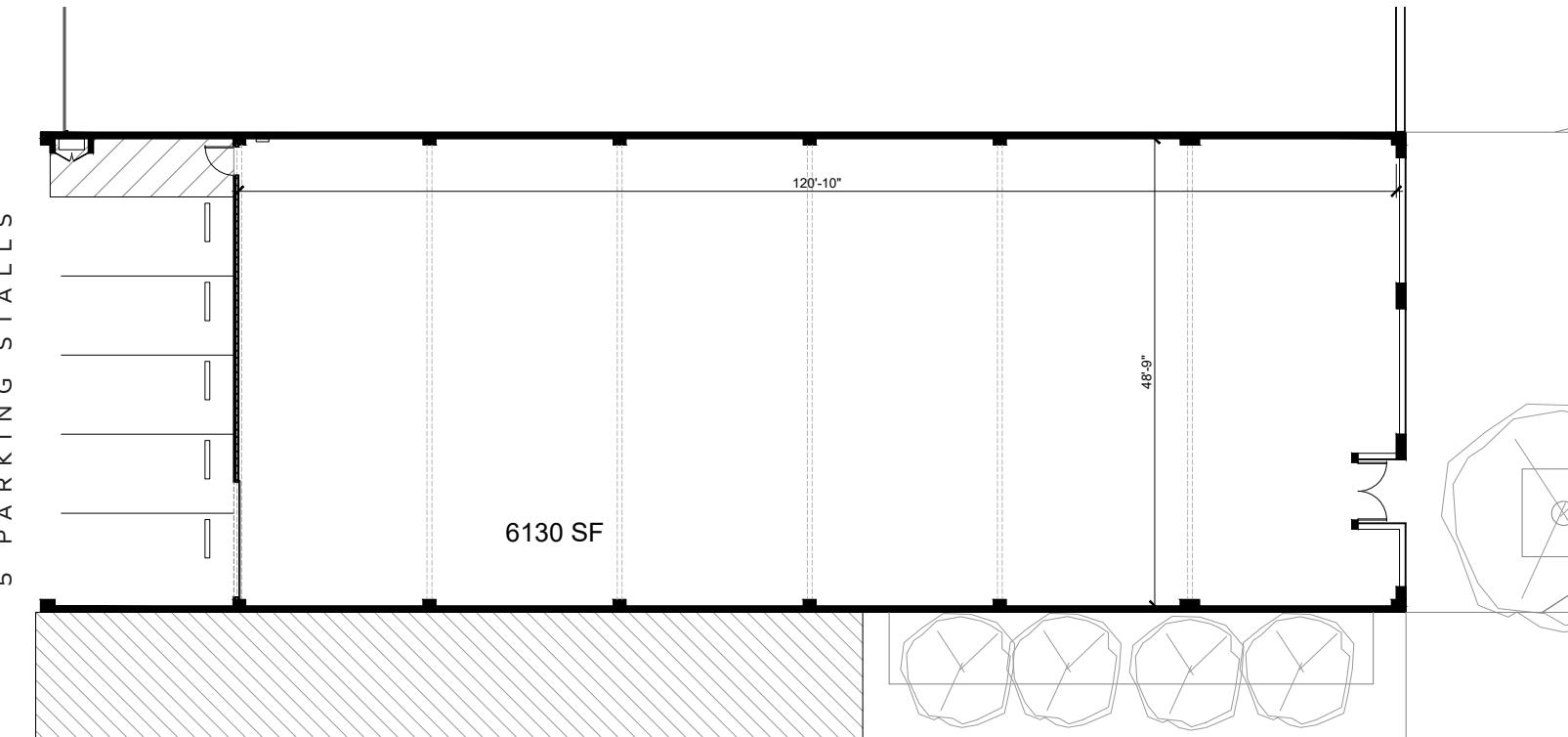
El Cajon Boulevard

Floor Plan.

EXISTING FLOOR PLAN



OPTIONAL WITH REAR PARKING ADDITION



The Neighborhood



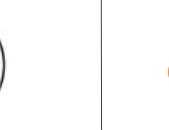
1  pure

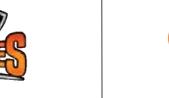
2 ACTIVATE HOUSE

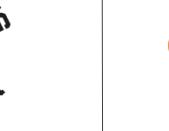
3  THE WISE OX
BUTCHER & EATERY

4  CAFE MADELEINE

5  Ruckford's

6  COFFEE + TEA
COLLECTIVE

7  AXEVENTURES

8  BELCHING BEAVER

9  Fall BREWING COMPANY
NORTH PARK • SAN DIEGO

10  POLITE PROVISIONS
Manufacturers of LOCAL Tonics, Elixirs, CURES

11  Ans DRY CLEANING

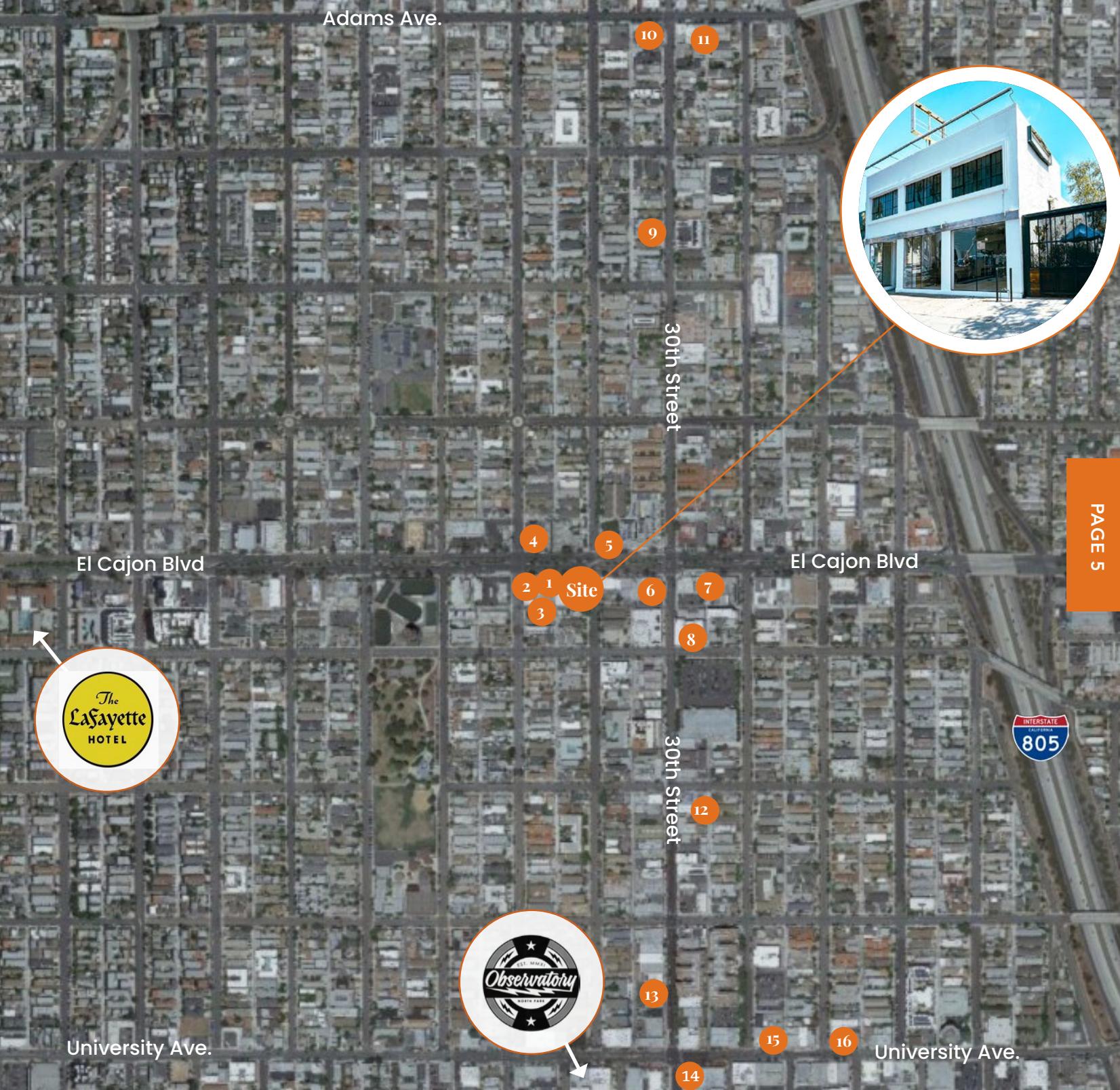
12  WORKING CLASS
NORTH PARK

13  NORTH PARK
COIN-OP
ROOM
SAN DIEGO, CA

14  ENCONTRO
NORTH PARK

15  CITY TACOS

16  SEVEN GRAND
Observatory



The Demographics

1 MILE

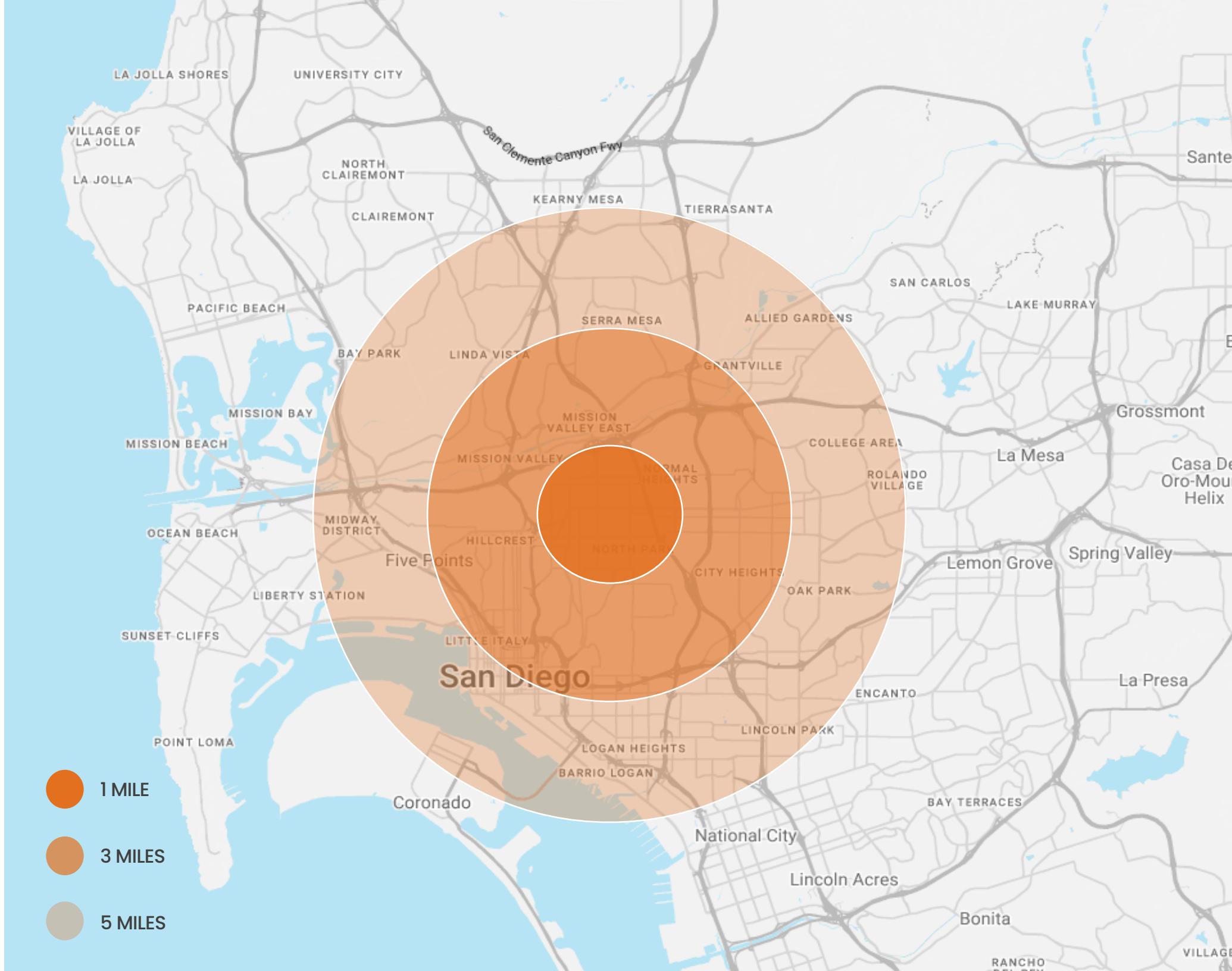
Daytime Population	15,436
Population	55,117
Average HH Income	\$84,724

3 MILES

Daytime Population	149,331
Population	274,126
Average HH Income	\$92,885

5 MILES

Daytime Population	383,989
Population	599,488
Average HH Income	\$93,254



North Park is the hippest neighborhood in San Diego located Northeast of downtown and bordering Balboa Park. A hotspot for young professionals offering a diverse and eclectic mix of microbreweries, restaurants, coffee shops, retail, and nightlife. Urban and creative, ranking high in walkability, art and culture, with historic Observatory North Park at the heart of its business district.



North Park Music Fest



A two day event held in the heart of North Park with San Diego's best musical talent, unique food vendors, craft beer, spirits and art. Three stages and a packed lineup brings a variety of talented artists playing Indie, Rock, the Blues, and more, with DJ's and Spoken Word performances mixed in. A family friendly event that brings something for everyone to enjoy.

Taste of North Park



A much anticipated sold out event that is held annually in the Fall. **Between 40-50 participating restaurants and breweries open their doors to culinary enthusiasts by offering sips and bites of their most renowned menu items.** A locally driven event that supports small businesses and highlights their culinary innovation and craft beverages concocted in San Diego's food, drink and art centric neighborhood..



Exploding with New Density

El Cajon Blvd. aka The Boulevard is one of San Diego's oldest thoroughfares with continual improvements and new developments occurring at a rapid pace, attracting more people to this thriving dense urban playground.



Leasing Inquiries:



MICHAEL SPILKY
858-764-4223
mike@locationmatters.com
CA LIC #01469032



LAURENNE MILLS
858-947-0136
laurenne@locationmatters.com
Operations Manager



LOCATION
MATTERS

